

Construction Notes:

- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed with 3500 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.

Parking Analysis:

Existing Office Building	2,300	SF Office Area
Proposed Improvements:	1,200	SF Office Area
	3,500	SF Total Area
New Required Parking:	12...	1 Space per 300 SF Office Area
New Provided Parking:	13...	Straight in Parking
	1...	ADA Parking w/ Van Accessible
	14...	Total Provided

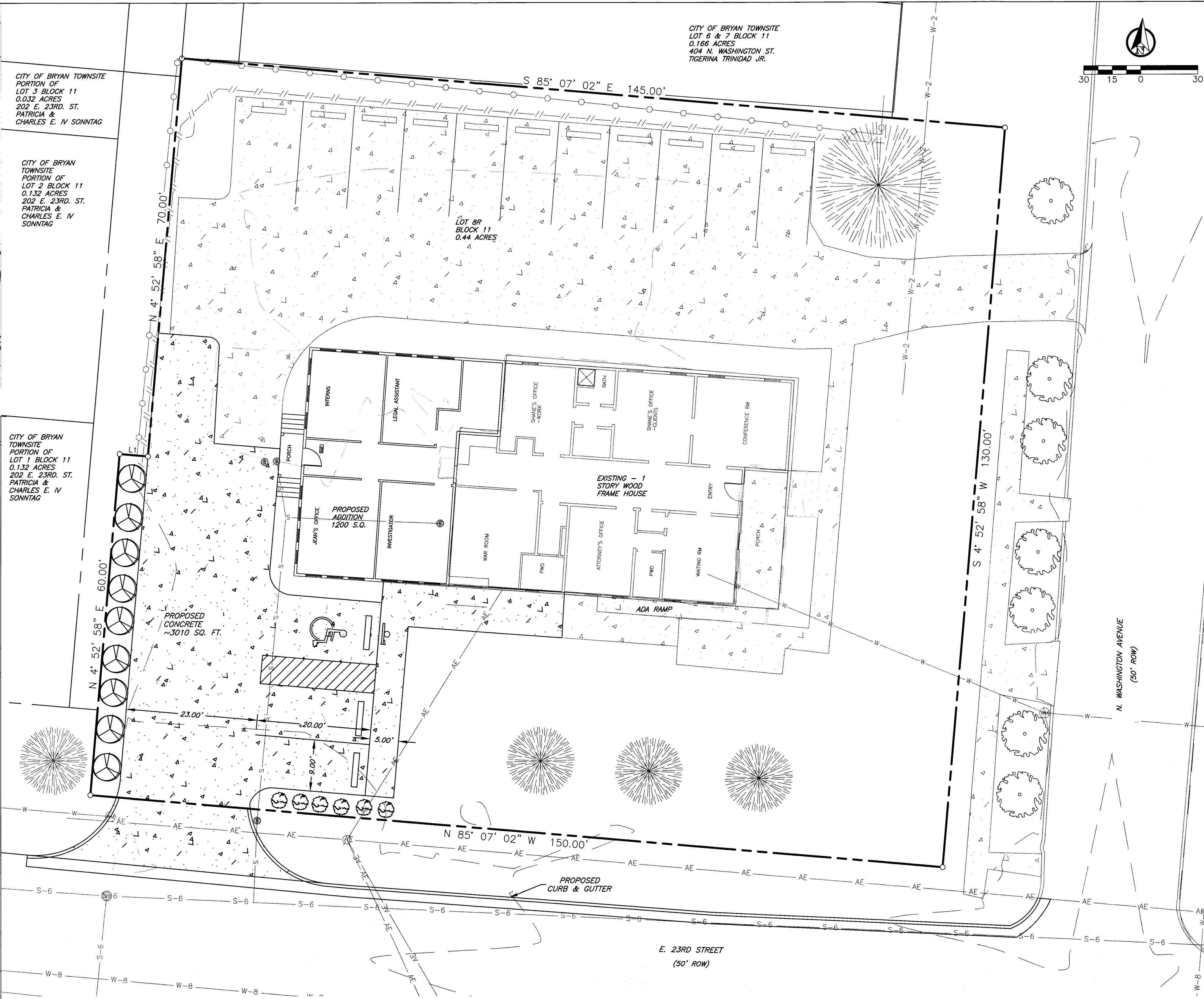
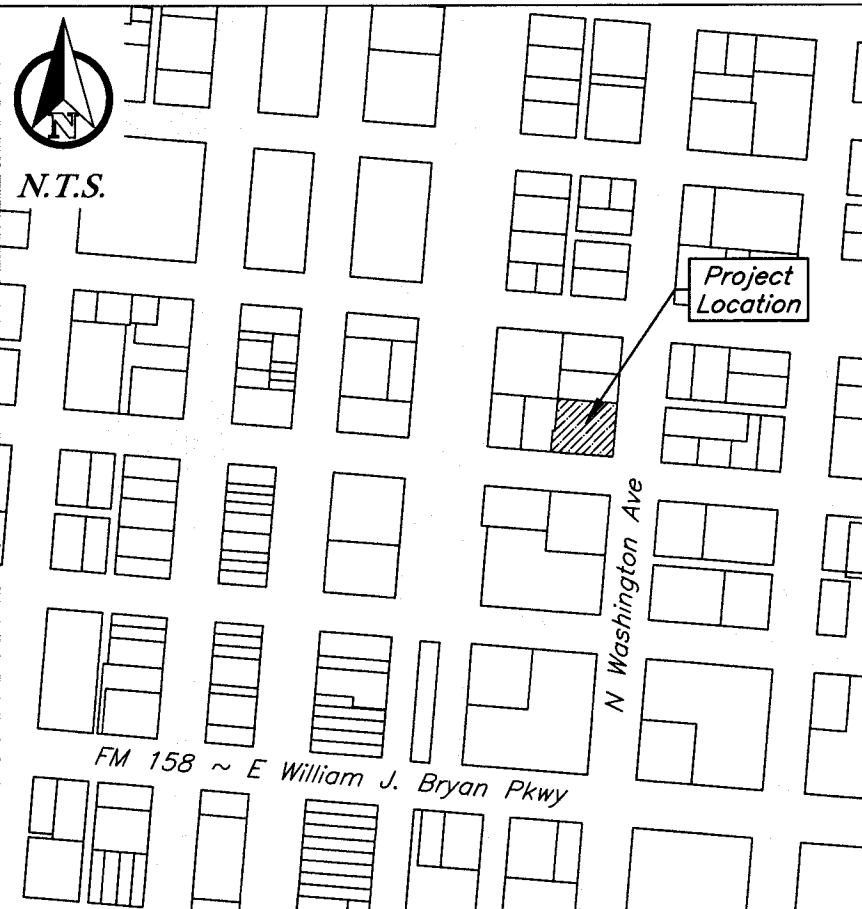
Site Specific Notes:

- The owner & developer of the property is Per Curiam Holdings LLC. The subject property is lot 8R, of the Bryan Original Townsite.
- Current Zoning is C-1, Commercial.
- Current use - Small Office.
- Proposed use and improvements: Addition office space along with new driveway and parking.
- This lot is not within the 100-yr floodplain according to the Dflrm for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
- The developed area for this project is 0.142 acres (6200 sf).
- Front setback line of 25' apply to this site.

Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plant material will be watered by hose bibs located at building corners.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.

Vicinity Map



NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545
Lone Star One Call: 800-669-8344
Texas Excavation Safety: 800-344-8377
System (Digtest)
Bryan Texas Utilities: 979-821-5865
Almos Energy: 979-774-2506
Verizon: 979-821-4300
Suddenlink: 979-846-2229

Symbol	Qty.	Common Name	Botanical Name	Size
	9	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
	5	Waxleaf Ligustrum	Ligustrum japonicum	5 gal

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	S 85° 08' 23" E

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on Aug 26, 2014. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

Phelps Law Office
400 N. Washington
Lot 8R, Block 11
Bryan Original Townsite
0.44 AC
Bryan, Brazos County, Texas

Date: August 2015

Scale: As Noted

Sheet:

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